

test PDF Combine only

Type: 15 - Old Style			
Sty Ht:	2T	- 2 & 3/4 Sty	
(Liv) Units:	1	Total:	4
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1920	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:	3	- Hardwood	40 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.25606060
Const Adj.:	0.93432248
Adj \$ / SQ:	158.431
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390811
Depreciation:	72691
Depreciated Total:	318120

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid				Desc: Line 1								# Units		1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs: 6			BRs: 3			Baths: 2			HB				

REMODELING

		Exterior:
		Interior:
		Additions:
1.	%	Kitchen:
	%	Baths:
	%	Plumbing:
	%	Electric:
	%	Heating:
5	%	General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH

	8	OFP (152) 19	
	1	TOS SFL FFL BMT (630)	3
		21	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	630	47.530	29,94	
FFL	First Floor	630	158.430	99,81	
SFL	Second Floor	630	158.430	99,81	
TQS	3/4 Story	473	158.430	74,85	
OPF	Open Porch	152	25.560	3,88	
Net Sketched Area:		2,515	Total:	308,31	
Size Ad	1732.5	Gross Area	2672	FinArea	1732.5

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
2						
2						
9						
5						
2						
3						

IMAGE



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Type: 15 - Old Style			
Sty Ht:	2T	- 2 & 3/4 Sty	
(Liv) Units:	1	Total:	4
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Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1920	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:	3	- Hardwood	40 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	135.00
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Const Adj.:	0.93432248
Adj \$ / SQ:	158.431
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390811
Depreciation:	72691
Depreciated Total:	318120

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs: 6			BRs: 3			Baths: 2			HB				

REMODELING

		Exterior:
		Interior:
		Additions:
3.	%	Kitchen:
		Baths:
	%	Plumbing:
	%	Electric:
	%	Heating:
6	%	General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH

	8	OFP (152) 19	
	1	TOS SFL FFL BMT (630)	3
		21	

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
2						
2						
9						
5						
2						
3						

IMAGE



EXTERIOR INFORMATION

Type: 39 - Repair Gar.				
Sty Ht:	1	- 1 Story		
(Liv) Units:	3		Total: 4	
Foundation:	6	- Slab		
Frame:	2	- Steel		
Prime Wall:	21	- Conc. Block		
Sec Wall:				%
Roof Struct:	4	- Flat		
Roof Cover:	4	- Tar & Gravel		
Color:				
View / Desir:				

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1960	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G11	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	35.0%

CALC SUMMARY

Basic \$ / SQ:	65.00
Size Adj.:	1.09779632
Const Adj.:	0.92122537
Adj \$ / SQ:	65.736
Other Features:	9851
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	230591
Depreciation:	80707
Depreciated Total:	149884

COMMENTS

	GAR W/3 BUSINESS; BIKE STOPS;.6

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB: 2		

REMODELING

	Exterior:
	Interior:
5. %	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
5 %	General:

REMODELING RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	65.74	
Special Features:	0	Val/Su Net:	44.64	
Final Total:	149900	Val/Su SzAd	44.64	

SKETCH

	73	
	FFL (3358)	48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	3,358	65.740	220,740	
Net Sketched Area:		3,358	Total:	220,740	
Size Ad	3358	Gross Area	3358	FinArea	3358

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
40						
40						
58						

IMAGE

AssessPro Patriot Properties, Inc



PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		DUDLEY ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	47 DUDLEY STREET LLC		
Owner 2:	PIGOTT CHARLES		
Owner 3:			
Street 1:	1 CHURCHILL PLACE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	PIGOTT CHARLES A/JANE F -		
Owner 2:	-		
Street 1:	15 WINDERMERE PARK		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .238 Sq. Ft. of land mainly classified as Comm. / Res. with a Repair Gar. Building built about 1960, having primarily Conc. Block Exterior and 3358 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	10370.000	149,900		315,100	465,000
Total Card	0.238	149,900		315,100	465,000
Total Parcel	0.238	468,000		315,100	783,100
Source: Market Adj Cost	Total Value per SQ unit /Card:		138.48	/Parcel: 153.84	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	031	FV	468,000	0	10,370.	315,100	783,100		Year end	12/23/2021
2021	031	FV	458,800	0	10,370.	310,000	768,800		Year End Roll	12/10/2020
2020	031	FV	459,100	0	10,370.	304,900	764,000	764,000	Year End Roll	12/18/2019
2019	031	FV	364,600	0	10,370.	269,300	633,900	633,900	Year End Roll	1/3/2019
2018	031	FV	364,600	0	10,370.	269,300	633,900	633,900	Year End Roll	12/20/2017
2017	031	FV	364,600	0	10,370.	269,300	633,900	633,900	Year End Roll	1/3/2017
2016	031	FV	349,500	0	10,370.	269,300	618,800	618,800	Year End	1/4/2016
2015	031	FV	330,200	0	10,370.	243,900	574,100	574,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	CC	Chris C
5/18/2016	I & E Return	MM	Mary M
3/18/2009	Info At Door	197	PATRIOT
4/25/2000	Info At Door	197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

[illegible]

Total AC/HA: 0.23806	Total SF/SM: 10370	Parcel LUC: 031	Comm. / Res.	Prime NB Desc	COMM FR	Total: 315,068	Spl Credit	Total: 315,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

APPRAISED:	465,000 /	783,100
USE VALUE:	465,000 /	783,100
ASSESSED:	465,000 /	783,100



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	36605
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
1	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/30/21	00:32:40

LAST REV

Date	Time
07/12/19	10:42:0
apro	
4424	

PAT ACCT.

EXTERIOR INFORMATION

Type: 39 - Repair Gar.			
Sty Ht:	1 - 1 Story		
(Liv) Units:	3	Total:	4
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
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View / Desir:			

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Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35%
Functional:		
Economic:		
Special:		
Override:		
	Total:	35%

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NBHD Mod:	
LUC Factor:	1.00
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Depreciated Total:	149884

COMMENTS

[illegible]

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1st Res Grid		Desc: Line 1								# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 0			BRs: 0			Baths:			HB 2	

REMODELING

	Exterior:
	Interior:
	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
5%	General:

RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	65.74	
Special Features:	0	Val/Su Net:	44.64	
Final Total:	149900	Val/Su SzAd	44.64	

SKETCH

	73	
FFL (3358)		46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
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Size Ad	3358	Gross Area	3358	FinArea 3358

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	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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40						
58						

IMAGE

AssessPro Patriot Properties, Inc

